



Walker Wood, Baildon, West Yorkshire, BD17 5BE

A well-proportioned detached family home occupying a larger-than average garden plot, enjoying westerly facing rear gardens making an ideal family choice. Boasting five double bedrooms including a versatile ground floor bedroom with en suite, house bathroom and en suite on the first floor, occasional loft room, living/dining room, breakfast kitchen, conservatory, utility room and guest W.C. Additionally benefitting from an integral garage and ample off-street driveway parking.

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Harrogate 18 miles, Skipton 16 miles, Leeds 12 miles (all distances approximate)

Guide Price: £650,000

General Remarks

Beautifully positioned on a larger-than-average plot, this impressive extended detached residence offers well-balanced accommodation ideal for family living. The property enjoys a delightful westerly-facing rear garden, providing an excellent degree of privacy and sunshine throughout the afternoon and evening, making it perfect for relaxation and entertaining.

Internally, the home offers a thoughtfully designed layout that combines practicality with flexibility. The ground floor features a welcoming entrance hall leading to a spacious living and dining room with wood burner providing a pleasant focal point, a well-appointed dining kitchen, and an adjoining conservatory that takes full advantage of the garden outlook. A versatile ground floor double bedroom with en suite facilities provides an ideal space for guests, extended family, or a home office. Further ground floor highlights include a utility room, guest W.C., and access to the integral garage.

To the first floor, there are four comfortable double bedrooms, including a principal bedroom with en suite shower room, together with a well-fitted house bathroom. A useful occasional loft room offers additional space for hobbies, storage, or a study area.



Externally, the property continues to impress with its expansive gardens, offering ample space for outdoor enjoyment. A driveway provides generous off-street parking and leads to an integral garage, adding further convenience.

This delightful family home combines size, flexibility, and outdoor space in equal measure - making it a superb choice for those seeking a well-located property with room to grow.

Baildon is a popular residential location offering a wide variety of amenities including shops, restaurants and recreational facilities including a golf course, rugby, cricket and football grounds. Baildon has a rural location with moorland countryside close by as well as allowing daily commuting by rail to Leeds and Bradford. Motorway and air networks are also within easy reach. The area is also close to the World Heritage site of Saltaire and to the green corridor of the Leeds Liverpool Canal with its scenic walks and national cycle path.







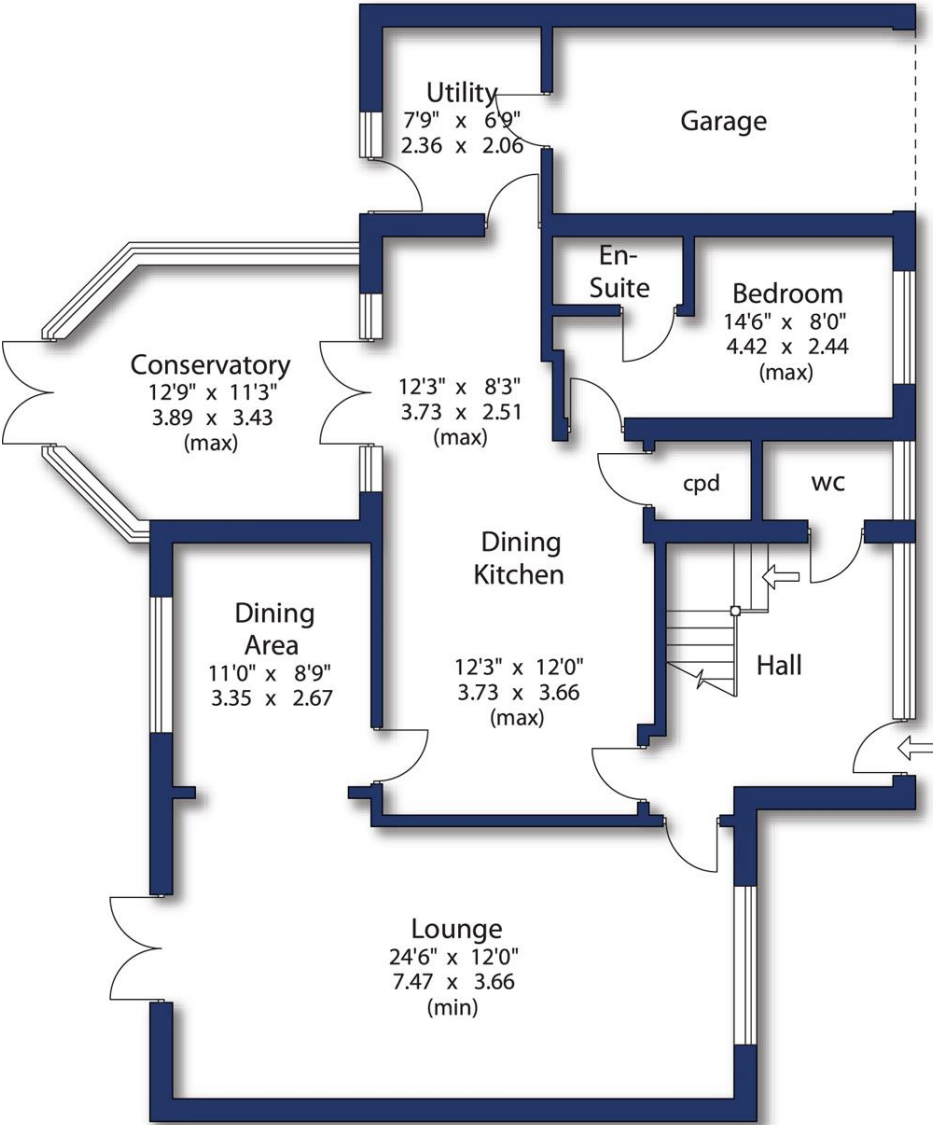




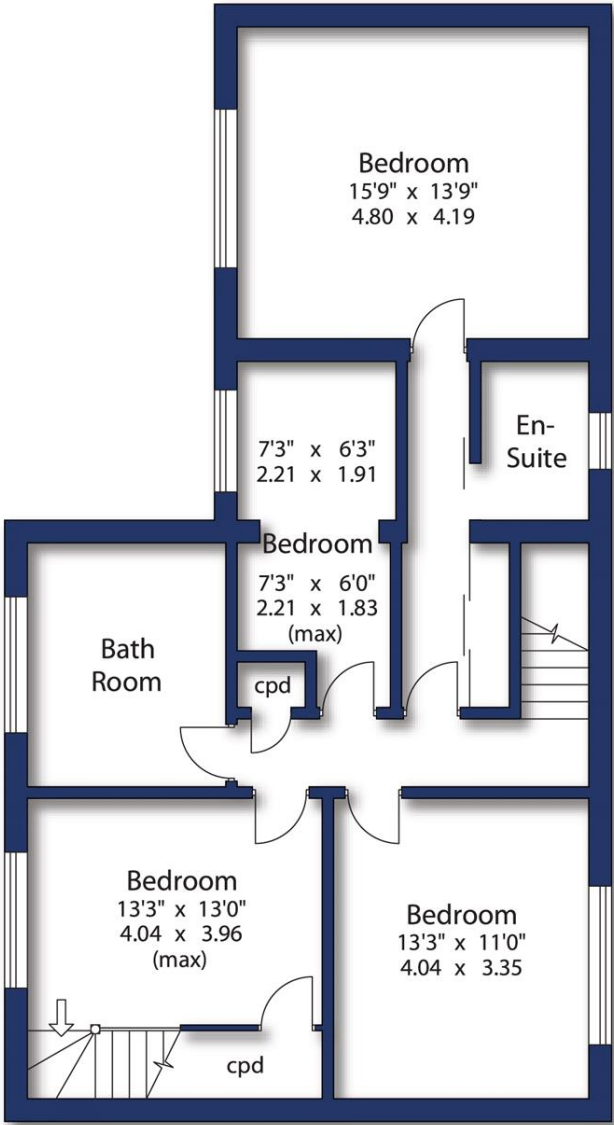




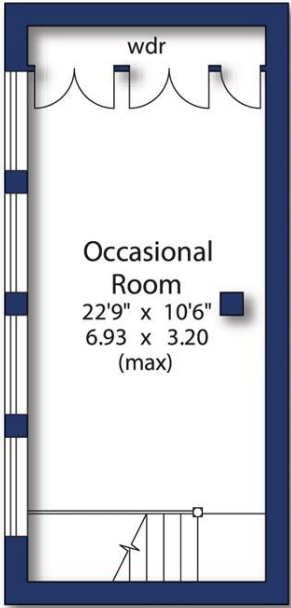
Floorplans



Ground Floor



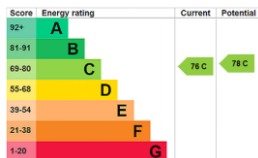
First Floor



Second Floor



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Dacres Surveys

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Contact us

01274 532323

baildon@dacres.co.uk

Directions

From Baildon centre proceed up Westgate. At the crossroads turn left into West Lane. After approx. one mile this road becomes Lucy Hall Drive. Turn left into Woodlands Grove then left into Walker Wood. At the T-junction turn right where property is on the right-hand side.

What3Words hospitals.unsecured.those

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler
- Off-street driveway parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £26.10 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider: - Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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